144.0	0003	0003.0	1 of 1	Residential	ARLINGTON
Map	Block	Lot	CARD		

	Total Card	Total Parcel
APPRAISED:	833,300	833,300
USE VALUE:	833,300	833,300
ASSESSED:	833,300	833,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		IROQUOIS RD, ARLINGTON

OWNERSHIP

Owner 1	ZEPF GEORGE A TRUSTEE
Owner 2	GEE ZEPF LIVING TRUST
Owner 3	
Street 1	59 IROQUOIS RD
Street 2	
Twn/City	ARLINGTON
St/Prov	MA
Cntry	
Own Occ	Y
Postal	02474
Type	

PREVIOUS OWNER

Owner 1	ZEPF GEORGE -
Owner 2	
Street 1	59 IROQUOIS RD
Twn/City	ARLINGTON
St/Prov	MA
Cntry	
Postal	02474

NARRATIVE DESCRIPTION

This parcel contains 5,735 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 2099 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Street
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5735.000	359,600		473,700	833,300
Total Card	0.132	359,600		473,700	833,300
Total Parcel	0.132	359,600		473,700	833,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.33 | /Parcel: 415.33

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	20894
GIS Ref	
GIS Ref	
Insp Date	12/19/18

!11224!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,700	0	5,735	473,700	833,400	833,400	Year End Roll	12/18/2019
2019	101	FV	269,300	0	5,735	444,100	713,400	713,400	Year End Roll	1/3/2019
2018	101	FV	269,100	0	5,735	387,100	656,200	656,200	Year End Roll	12/20/2017
2017	101	FV	269,100	0	5,735	337,500	606,600	606,600	Year End Roll	1/3/2017
2016	101	FV	269,100	0	5,735	307,900	577,000	577,000	Year End	1/4/2016
2015	101	FV	254,800	0	5,735	302,000	556,800	556,800	Year End Roll	12/11/2014
2014	101	FV	254,800	0	5,735	280,100	535,300	535,300	Year End Roll	12/16/2013
2013	101	FV	254,800	0	5,735	267,100	521,700	521,700		12/13/2012

PRINT

Date	Time
12/11/20	01:25:06

LAST REV

Date	Time
06/04/19	09:25:23

danam

PAT ACCT.: 11224

USER DEFINED

Prior Id # 1:	20894
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZEPF GEORGE	72367-215	5	12/18/2018	Convenience	1	No	No		
CARUSO DIANE P	46055-202		2/15/2017		600,500	No	No		
	26220-502		2/1/1985		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2018	473	Plumb Exc	25,000	C				
8/29/2017	1278		10,000	C				
1/13/2009	1300	Plumb Rd	9,800					NEW KIT CHEN/RE DO
6/25/1994	440	Sitewall	15,000					[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2018	MEAS&NOTICE	HS	Hanna S
3/23/2009	Inspected	HO	PATRIOT
2/2/2009	Measured	272	PATRIOT
1/15/2009	Inspected	197	PATRIOT
11/23/1999	Mailer Sent		
11/23/1999	Measured	236	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5735		Sq. Ft.	Site		0	80	1.03										473,741						473,700	

Total AC/HA: 0.13166	Total SF/SM: 5735	Parcel LUC: 101 One Family	Prime NB Desc: Bostock	Total: 473,741	Spl Credit	Total: 473,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type	2 - Colonial
Style	3 - 2 Story
# Liv Units	1 / Total 3
Foundation	3 - Conc. Block
Frame	1 - Wood
Prime Wall	4 - Vinyl
Sec Wall	%
Roof Struct	1 - Gable
Roof Cover	1 - Asphalt Shgl
Color	WHITE
View / Desir.	

BATH FEATURES

Full Bath	3	Rating	Good
A Bath		Rating	
3/4 Bath		Rating	
A 3QBth		Rating	
1/2 Bath	1	Rating	Fair
A HBth		Rating	
OthrFix		Rating	

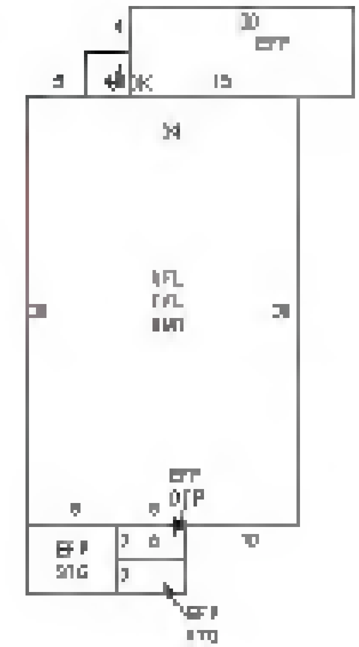
OTHER FEATURES

Kits	1	Rating	Good
A Kits		Rating	
Frpl		Rating	
WSFlue		Rating	

COMMENTS

HOUSE INTER NOT BUILT WELL

SKETCH



GENERAL INFORMATION

Grade	C - Average		
Year Blt	1910	Eff Yr Blt	
Alt LUC		Alt %	
Jurisdict	04	Fact	
Const Mod			
Lump Sum Adj			

CONDO INFORMATION

Location	
Total Units	
Floor	
% Own	
Name	

RESIDENTIAL GRID

1st Res Grid	Desc.	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	Rms	7	BRs	4	Baths	3	HB	1

REMODELING

Exterior	
Interior	
Additions	
Kitchen	2002
Baths	
Plumbing	
Electric	
Heating	
General	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

INTERIOR INFORMATION

Avg Ht/FL	STD		
Prim Int Wall	3 - Plaster		
Sec Int Wall		%	
Partition	T - Typical		
Prim Floors	3 - Hardwood		
Sec Floors		%	
Bsmt Flr	12 - Concrete		
Subfloor			
Bsmt Gar.	1		
Electric	3 - Typical		
Insulation	2 - Typical		
Int vs Ext	S		
Heat Fuel	1 - Oil		
Heat Type	5 - Forced H/W		
# Heat Sys	1		
% Heated	100	% AC	
Solar HW	NO	Central Vac	NO
% Com Wall		% Sprinkled	

DEPRECIATION

Phys Cond	GC - Good	18.	%
Functional			%
Economic			%
Special			%
Override			%
	Total	18.5	%

CALC SUMMARY

Basic $ / SQ	133.00
Size Adj.	1.22565794
Const Adj.	0.96000101
Adj $ / SQ	157.726
Other Features	37350
Grade Factor	1.00
NBHD Inf	1.00000000
NBHD Mod	
LUC Factor	1.00
Adj Total	441757
Depreciation	83167
Depreciated Total	358590

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Wtd Avg	AsRate	Ind Val

Juris. Factor	1.00	Before Depr.	157.73
Special Features	0	Val/Su Net	116.75
Final Total	358600	Val/Su Szad	197.15

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	50.390	45,956
FFL	First Floor	912	157.730	143,846
SFL	Second Floor	912	157.730	143,846
EFP	Encl Porch	244	39.090	9,571
STG	Storage	80	3.940	599
OFP	Open Porch	18	40.580	704
WDK	Deck	16	15.840	253

Net Sketched Area	3,081	Total	344,535
Size Ad	1824	Gross Area	3189

FinArea	2036

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100 RAW		20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make		Model		Serial #		Year		Color	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144-0-0003-0063.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	Fact	Juris. Value

Memo		Total Yard Items		Total Special Features		Total	